

2011 Property Tax Report

Randolph County

with Comparisons to Prior Years



Legislative Services Agency

September 2011

This report describes property tax changes in Randolph County between 2010 and 2011, with comparison to changes since 2007. In 2011, the changes from the big tax reform of 2008 were fully phased in with the elimination of the last of the state homestead credits. The 2009 recession affected assessments and local tax credits in many counties. Changes in local levies and assessments also were important in many counties.

Comparable Homestead Property Tax Changes in Randolph County

The average homeowner saw a 4.3% tax bill increase from 2010 to 2011.

Homestead taxes in 2011 were still 38.3% lower than they were in 2007, before the property tax reforms.

95.8% of homeowners saw lower tax bills in 2011 than in 2007.

51.4% of homeowners saw tax increases of between 1% and 19% from 2010 to 2011.

The largest percentage of homeowners have seen between a 20% and 49% decrease in their tax bills from 2007 to 2011.

	2010 to 2011		2007 to 2011	
	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
Summary Change in Tax Bill				
Higher Tax Bill	4,156	62.6%	220	3.3%
No Change	431	6.5%	62	0.9%
Lower Tax Bill	2,055	30.9%	6,360	95.8%
Average Change in Tax Bill	4.3%		-38.3%	
Detailed Change in Tax Bill				
20% or More	742	11.2%	94	1.4%
10% to 19%	1,286	19.4%	38	0.6%
1% to 9%	2,128	32.0%	88	1.3%
0%	431	6.5%	62	0.9%
-1% to -9%	1,272	19.2%	183	2.8%
-10% to -19%	364	5.5%	495	7.5%
-20% to -29%	115	1.7%	1,171	17.6%
-30% to -39%	98	1.5%	1,410	21.2%
-40% to -49%	48	0.7%	1,265	19.0%
-50% to -59%	34	0.5%	696	10.5%
-60% to -69%	25	0.4%	287	4.3%
-70% to -79%	16	0.2%	194	2.9%
-80% to -89%	16	0.2%	153	2.3%
-90% to -99%	8	0.1%	129	1.9%
-100%	59	0.9%	377	5.7%
Total	6,642	100.0%	6,642	100.0%

Note: Percentages may not total due to rounding.

★★★★★★
LOSS OF STATE HOMESTEAD
CREDIT RAISED HOMEOWNER
TAX BILLS
★★★★★★

Homestead Property Taxes

Homestead property taxes increased 4.3% on average in Randolph County in 2011. This was near the state average of 4.4%. Randolph County homestead taxes were still 38.3% lower in 2011 than they were in 2007, before the big tax reform. The homestead tax increase in 2011 was mainly due to the phaseout of the state homestead credit in 2011. The state homestead credit was 4.8% in Randolph County in 2010. Randolph's tax rates were nearly unchanged on average in 2011.

Tax Rates

Property tax rates increased in just over half of Randolph County tax districts. The average tax rate declined by 0.3% because of a small reduction in the levy. Levies in Randolph County were reduced by 0.3%. The biggest levy increase was in the Monroe Central Schools debt service fund. The biggest levy reductions were in the Randolph Southern Schools bus replacement and debt service funds and the Randolph Eastern Schools debt service and capital projects funds. Randolph County's total net assessed value increased 1.8% in 2011. (The certified net AV used to compute tax rates was unchanged.) Homestead and agricultural net assessments increased by 3.6% and 3.5%, respectively. Other residential assessments showed a reduction of 2.9%, while business net assessments decreased by 0.8%.

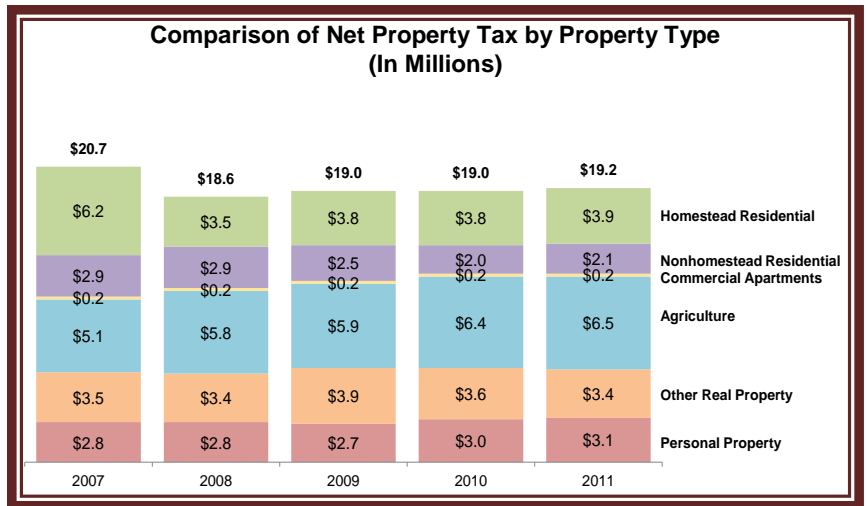
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*TAX INCREASES FOR OTHER RESIDENTIAL
AND AGRICULTURE; TAX DECREASES FOR
APARTMENTS AND BUSINESS*

★★★★★★

Net Tax Bill Changes - All Property Types

Net tax bills for all taxpayers rose 0.6% in Randolph County in 2011, less than the statewide increase of 2.8%. Other residential property, which includes smaller rentals and second homes, saw net tax bills increase by 3.1%. Tax bills for commercial apartments fell 7.6%. Business tax bills - which include commercial, industrial and utility buildings, land and equipment - declined by 2.5%. These tax changes mainly reflect changes in assessments, since tax rates changed little in Randolph County in 2011. Agricultural tax bills rose 1.5%. This was mainly due to the 3.2% increase in the base rate assessment of farm land, from \$1,250 to \$1,290 per acre for taxes in 2011.



Tax Cap Credits

Property taxes are capped at 1% of gross assessed value for homesteads, 2% for other residential property (including rental housing and second homes) and farmland, and 3% for business land, buildings, and equipment. Taxpayers receive credits when their tax bills exceed the caps. Credits are revenue lost to local governments.

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*TAX CAP CREDITS
INCREASED IN 2011*

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Total tax cap credit losses in Randolph County were \$2.8 million, or 13.1% of the levy. This was more than the state average loss rate of 9.2%, but much more than the median value of 3.8% among all counties. Tax rates are the main determinant of tax cap credits, and Randolph County had several taxing districts with tax rates well above \$3 per \$100 assessed value.

About half of the total tax cap credits were in the 2% nonhomestead/farmland category; most of the rest were in the 3% business category. The largest percentage losses were in Union City, the towns of Farmland and Ridgeville, and the library districts of Farmland, Ridgeville, and Union City. The largest dollar losses were in Union City, the city of Winchester, and the county unit.

Randolph County Tax Cap Credits	1%	2%	3%	Elderly	Total	% of Levy
2010 Tax Cap Credits	\$188,861	\$1,202,726	\$1,086,216	\$12,808	\$2,490,612	11.6%
2011 Tax Cap Credits	242,658	1,358,290	1,185,293	17,153	2,803,393	13.1%
Change	\$53,796	\$155,564	\$99,076	\$4,344	\$312,781	1.4%

Tax cap credits increased in Randolph County in 2011 by \$312,781, or 13%. The additional credits

represent a loss of 1.4% of the total tax levy. Higher tax rates in a few taxing districts where rates were already high account for the increase in credits. Most of the increase was in the 2% tax cap category. The elimination of the state homestead credit added to the 1% tax cap credit increase.

The Effect of Recession

The 2009 recession had a mixed effect on Randolph County assessments for pay-2011. Other residential property values and construction activity appear to have fallen in Randolph County in 2009, but increases in homestead and business values and in agricultural assessments more than offset this decline. Tax increases would have been smaller had assessments grown more rapidly, which would have reduced the added tax cap credit revenue losses.

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*2009 RECESSION HAD A MIXED EFFECT
ON ASSESSMENTS IN 2011*

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Property Type	Gross AV 2010	Gross AV 2011	Gross AV Change	Net AV 2010	Net AV 2011	Net AV Change
Homesteads	\$623,391,100	\$626,582,700	0.5%	\$210,756,142	\$218,426,584	3.6%
Other Residential	88,936,700	85,989,000	-3.3%	85,888,551	83,400,725	-2.9%
Ag Business/Land	387,438,000	400,229,000	3.3%	386,208,224	399,914,606	3.5%
Business Real/Personal	392,266,560	402,493,800	2.6%	263,189,406	261,024,012	-0.8%
Total	\$1,492,032,360	\$1,515,294,500	1.6%	\$946,042,323	\$962,765,927	1.8%

Net AV equals Gross AV less deductions and exemptions • Tax rates are calculated on Net AV • Circuit breaker tax caps are calculated on Gross AV

Randolph County Levy Comparison by Taxing Unit

Taxing Unit	2007	2008	2009	2010	2011	% Change			
						2007 - 2008	2008 - 2009	2009 - 2010	2010 - 2011
County Total	27,509,765	28,102,487	19,788,083	20,994,891	20,931,739	2.2%	-29.6%	6.1%	-0.3%
State Unit	22,992	25,159	0	0	0	9.4%	-100.0%		
Randolph County	7,211,695	7,057,038	5,029,544	5,097,990	5,217,699	-2.1%	-28.7%	1.4%	2.3%
Franklin Township	26,252	27,127	26,995	28,565	30,016	3.3%	-0.5%	5.8%	5.1%
Green Township	15,678	16,592	17,117	17,601	18,603	5.8%	3.2%	2.8%	5.7%
Greensfork Township	27,619	28,732	28,629	24,956	24,713	4.0%	-0.4%	-12.8%	-1.0%
Jackson Township	28,398	28,807	30,436	31,158	32,164	1.4%	5.7%	2.4%	3.2%
Monroe Township	57,621	59,223	51,270	59,262	21,382	2.8%	-13.4%	15.6%	-63.9%
Stoney Creek Township	24,056	24,095	25,376	26,374	27,059	0.2%	5.3%	3.9%	2.6%
Union Township	42,759	43,441	44,920	16,337	16,490	1.6%	3.4%	-63.6%	0.9%
Ward Township	34,805	36,689	37,907	14,318	14,513	5.4%	3.3%	-62.2%	1.4%
Washington Township	32,880	36,255	37,559	38,613	40,212	10.3%	3.6%	2.8%	4.1%
Wayne Township	36,629	39,163	40,433	41,840	43,825	6.9%	3.2%	3.5%	4.7%
White River Township	192,218	195,853	204,724	226,714	193,401	1.9%	4.5%	10.7%	-14.7%
Winchester Civil City	2,130,200	2,197,011	2,250,863	2,360,948	2,420,629	3.1%	2.5%	4.9%	2.5%
Union City Civil City	1,538,619	1,726,591	2,017,724	2,129,190	2,176,954	12.2%	16.9%	5.5%	2.2%
Albany Civil Town	12,296	13,337	12,425	11,815	12,628	8.5%	-6.8%	-4.9%	6.9%
Farmland Civil Town	248,896	253,038	236,048	262,580	268,088	1.7%	-6.7%	11.2%	2.1%
Losantville Civil Town	35,674	39,913	40,778	195,713	118,913	11.9%	2.2%	379.9%	-39.2%
Lynn Civil Town	232,224	235,872	238,249	252,938	253,138	1.6%	1.0%	6.2%	0.1%
Modoc Civil Town	25,845	26,762	27,822	27,575	22,016	3.5%	4.0%	-0.9%	-20.2%
Parker Civil Town	175,116	188,733	192,490	201,653	206,252	7.8%	2.0%	4.8%	2.3%
Ridgeville Civil Town	148,296	156,309	140,778	159,792	163,016	5.4%	-9.9%	13.5%	2.0%
Saratoga Civil Town	57,343	65,843	66,467	198,477	199,573	14.8%	0.9%	198.6%	0.6%
Union School Corp	1,652,862	1,603,873	889,381	890,817	976,610	-3.0%	-44.5%	0.2%	9.6%
Randolph Southern School Corp	2,121,606	2,388,172	1,124,768	1,239,479	1,071,053	12.6%	-52.9%	10.2%	-13.6%
Monroe Central School Corp	3,227,776	3,234,165	2,175,612	2,195,625	2,387,131	0.2%	-32.7%	0.9%	8.7%
Randolph Central School Corp	5,029,770	5,061,877	2,548,401	2,935,482	2,841,585	0.6%	-49.7%	15.2%	-3.2%
Randolph Eastern School Corp	2,670,860	2,837,087	1,781,403	1,813,987	1,625,803	6.2%	-37.2%	1.8%	-10.4%
Farmland Public Library	27,479	26,929	26,050	28,588	29,215	-2.0%	-3.3%	9.7%	2.2%
Ridgeville Public Library	15,239	15,973	15,022	16,900	17,269	4.8%	-6.0%	12.5%	2.2%
Union City Public Library	123,587	128,243	132,808	140,918	143,583	3.8%	3.6%	6.1%	1.9%
Winchester Public Library	228,776	235,278	244,585	254,853	263,287	2.8%	4.0%	4.2%	3.3%
Washington Township Public Library	47,772	49,307	51,499	53,833	54,919	3.2%	4.4%	4.5%	2.0%
Randolph Co Solid Waste Mgt Dist	0	0	0	0	0				
Winchester City Redevelopment Comm	5,927	0	0	0	0	-100.0%			

Randolph County 2011 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

Dist #	Taxing District	Tax Rate	Credit Rates						Net Tax Rate, Homesteads
			LOIT PTRC	COIT	CEDIT	CEDIT	LOIT	LOIT	
				Homestead	Homestead	Residential	Homestead	Residential	
68001	Franklin Township	1.5511	--	--	--	--	--	--	1.5511
68002	Ridgeville Town	3.8703	--	--	--	--	--	--	3.8703
68003	Green Township	2.0352	--	--	--	--	--	--	2.0352
68004	Albany Town	2.7009	--	--	--	--	--	--	2.7009
68005	Greensfork Township	1.2964	--	--	--	--	--	--	1.2964
68006	Jackson Township	1.6483	--	--	--	--	--	--	1.6483
68007	Monroe Township	2.0315	--	--	--	--	--	--	2.0315
68008	Farmland Town	3.6066	--	--	--	--	--	--	3.6066
68009	Parker City Town	2.9663	--	--	--	--	--	--	2.9663
68010	Stoney Creek Township	2.0475	--	--	--	--	--	--	2.0475
68011	Union Township	1.4689	--	--	--	--	--	--	1.4689
68012	Losantville Town	2.8298	--	--	--	--	--	--	2.8298
68013	Modoc Town	2.2830	--	--	--	--	--	--	2.2830
68014	Ward Township	1.8435	--	--	--	--	--	--	1.8435
68015	Saratoga Town	4.9391	--	--	--	--	--	--	4.9391
68016	Washington Township	1.3611	--	--	--	--	--	--	1.3611
68017	Lynn Town	2.7494	--	--	--	--	--	--	2.7494
68018	Wayne Township	1.6044	--	--	--	--	--	--	1.6044
68019	Union City	4.8849	--	--	--	--	--	--	4.8849
68020	White River Township	1.6741	--	--	--	--	--	--	1.6741
68021	Winchester City	3.3753	--	--	--	--	--	--	3.3753

Notes: A *Taxing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.

The *Tax Rate* is the gross levy divided by net assessed value, in dollars per \$100 assessed value.

The *LOIT*, *COIT*, and *CEDIT* credits are funded by local income taxes.

The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Randolph County 2011 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Circuit Breaker as % of Levy	
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total	Levy	
<i>Non-TIF Total</i>	190,984	1,352,477	1,158,429	16,832	2,718,721	20,931,739	13.0%
<i>TIF Total</i>	51,674	5,814	26,863	321	84,671	524,661	16.1%
<i>County Total</i>	242,658	1,358,290	1,185,293	17,153	2,803,393	21,456,400	13.1%
Randolph County	28,035	201,061	151,248	3,674	384,018	5,217,699	7.4%
Franklin Township	24	961	493	6	1,485	30,016	4.9%
Green Township	9	243	0	19	272	18,603	1.5%
Greensfork Township	0	0	0	1	1	24,713	0.0%
Jackson Township	0	0	0	8	8	32,164	0.0%
Monroe Township	128	159	0	20	307	21,382	1.4%
Stoney Creek Township	22	333	0	27	382	27,059	1.4%
Union Township	1	92	0	10	103	16,490	0.6%
Ward Township	9	164	91	10	274	14,513	1.9%
Washington Township	17	592	0	25	634	40,212	1.6%
Wayne Township	469	2,907	4,120	27	7,522	43,825	17.2%
White River Township	684	5,342	3,851	74	9,951	193,401	5.1%
Winchester Civil City	28,331	221,351	159,549	2,456	411,688	2,420,629	17.0%
Union City Civil City	56,754	351,535	498,220	764	907,273	2,176,954	41.7%
Albany Civil Town	0	1,838	0	0	1,838	12,628	14.6%
Farmland Civil Town	9,516	47,167	11,150	1,308	69,141	268,088	25.8%
Losantville Civil Town	87	6,877	0	66	7,031	118,913	5.9%
Lynn Civil Town	753	25,600	0	306	26,658	253,138	10.5%
Modoc Civil Town	0	1,544	0	0	1,544	22,016	7.0%
Parker Civil Town	4,358	26,482	0	300	31,141	206,252	15.1%
Ridgeville Civil Town	760	30,294	15,548	203	46,804	163,016	28.7%
Saratoga Civil Town	1,070	19,244	10,691	95	31,100	199,573	15.6%
Union School Corp	50	5,449	0	575	6,075	976,610	0.6%
Randolph Southern School Corp	372	12,644	0	437	13,452	1,071,053	1.3%
Monroe Central School Corp	20,292	105,826	10,843	3,506	140,467	2,387,131	5.9%
Randolph Central School Corp	14,633	127,345	88,331	1,710	232,019	2,841,585	8.2%
Randolph Eastern School Corp	18,242	112,989	160,135	786	292,151	1,625,803	18.0%
Farmland Public Library	1,037	5,140	1,215	143	7,535	29,215	25.8%
Ridgeville Public Library	81	3,209	1,647	21	4,958	17,269	28.7%
Union City Public Library	3,743	23,186	32,861	50	59,840	143,583	41.7%
Winchester Public Library	1,476	11,825	8,437	168	21,905	263,287	8.3%
Washington Township Public Library	32	1,078	0	36	1,145	54,919	2.1%
W. U. R. Solid Waste Mgt Dist	0	0	0	0	0	0	
Randolph Co Solid Waste Mgt Dist	0	0	0	0	0	0	
Winchester City Redevelopment Comm	0	0	0	0	0	0	
TIF - Cardinal Energy Park	0	0	0	0	0	82,220	0.0%
TIF - East US 27	0	1,857	20,489	0	22,346	204,537	10.9%
TIF - Vision Park - Expansion	0	0	0	0	0	36,036	0.0%
TIF - Vision Park	0	2,282	6,176	0	8,458	61,144	13.8%
TIF - Willow Ridge	51,674	1,675	199	321	53,868	140,724	38.3%

Notes: Circuit breaker tax cap credits are tax savings for taxpayers and revenue losses for local government units. Circuit breaker credits are highest in tax districts with the highest tax rates. These are usually districts that include cities or towns because the municipal tax rate is included in the district tax rate. This means that most circuit breaker credits are in cities and towns and in units that overlap cities and towns.

Circuit Breaker Credit Types:

Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.

Other Residential/Farmland includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.

All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.

Elderly includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.